



HOA PHAT GROUP JOINT STOCK COMPANY

**SEPARATE
FINANCIAL STATEMENT
THREE-MONTH PERIOD
ENDED 30 SEPTEMBER 2018**

October 2018

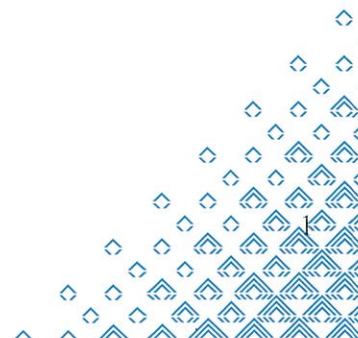


Form B 01a – DN/HN
(Issued under Circular No. 200/2014/TT-BTC
dated 22 December 2014 of the Ministry of Finance)

SEPARATE BALANCE SHEET

As at 30 September 2018

	Code	Note	30 Sep 2018 VND	01 Jan 2018 VND
ASSETS				
Current assets (100 = 110 + 120 + 130 + 140 + 150)	100		1,161,521,905,953	1,510,449,428,243
Cash and cash equivalents	110		292,180,494,345	515,263,544,879
Cash	111	V.1	11,780,494,345	12,653,544,879
Cash equivalents	112		280,400,000,000	502,610,000,000
Accounts receivable – short-term	130		828,708,508,788	947,704,703,609
Accounts receivables from customers	131		28,201,147,974	1,433,459,640
Prepayments to suppliers	132		28,575,998,346	6,821,643,641
Short-term loans receivables	135		766,600,000,000	519,900,000,000
Other short-term receivables	136	V.3	5,331,362,468	419,549,600,328
Inventories	140	V.4	844,735,707	671,867,964
Inventories	141		844,735,707	671,867,964
Other current assets	150		39,788,167,113	46,809,311,791
Short-term prepaid expenses	151		29,173,110,165	29,684,808,361
Deductible value added tax	152		2,030,662,500	2,020,714,903
Tax and other receivable from the State Treasury	153		8,584,394,448	15,103,788,527



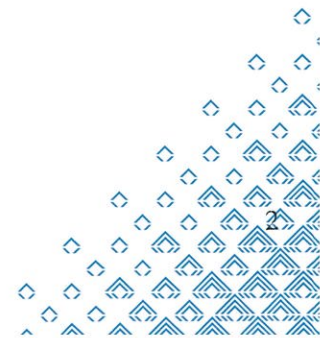


Form B 01a – DN/HN
(Issued under Circular No. 200/2014/TT-BTC
dated 22 December 2014 of the Ministry of Finance)

SEPARATE BALANCE SHEET - CONTINUED

As at 30 September 2018

	Code	Note	30 Sep 2018 VND	01 Jan 2018 VND
Non-current assets (200 = 210 + 220 + 230 + 240 + 250 + 260)	200		32,525,598,421,394	26,349,038,467,430
Accounts receivables – long-term	210		4,099,000,000	4,099,000,000
Other long-term receivables	216	V.3	4,099,000,000	4,099,000,000
Fixed assets	220		91,508,566,075	55,483,372,004
Tangible fixed assets	221	V.5	51,491,464,620	26,113,605,095
Cost	222		102,627,462,656	69,208,490,141
Accumulated depreciation	223		(51,135,998,036)	(43,094,885,046)
Intangible fixed assets	227	V.6	40,017,101,455	29,369,766,909
Cost	228		44,508,871,840	31,969,306,640
Accumulated amortisation	229		(4,491,770,385)	(2,599,539,731)
Investment properties	230	V.7	204,799,924,194	215,668,517,343
Cost	231		295,423,374,882	295,423,374,882
Accumulated depreciation	232		(90,623,450,688)	(79,754,857,539)
Long-term work in progress	240		248,594,287	20,901,654,922
Construction in progress	242		248,594,287	20,901,654,922
Long-term financial investments	250		32,212,274,800,000	26,046,404,800,000
Investment in subsidiaries	251	V.2	32,211,574,800,000	26,045,704,800,000
Equity investment in other entities	253		700,000,000	700,000,000
Other long-term assets	260		12,667,536,838	6,481,123,161
Long-term prepaid expense	261	V.8	12,667,536,838	6,481,123,161
TOTAL ASSETS (270 = 100 + 200)	270		33,687,120,327,347	27,859,487,895,673





Form B 01a – DN/HN
(Issued under Circular No. 200/2014/TT-BTC
dated 22 December 2014 of the Ministry of Finance)

SEPARATE BALANCE SHEET - CONTINUED

As at 30 September 2018

	Code	Note	30 Sep 2018 VND	01 Jan 2018 VND
RESOURCES				
LIABILITIES (300 = 310 + 330)	300		616,198,111,674	529,208,815,969
Current liabilities	310		616,198,111,674	529,208,815,969
Accounts payable to suppliers	311		1,969,899,715	29,848,191,210
Tax and other payables to the State Treasury	313	V.9	429,699,028	595,023,490
Payables to employees	314		675,018,080	1,470,758,000
Short-term accrual expenses	315		898,800,000	-
Short-term unearned revenue	318		4,680,731,557	4,670,415,465
Other short-term payables	319	V.10	9,914,798,769	2,082,746,028
Bonus and welfare fund	322		597,629,164,525	490,541,681,776
EQUITY (400 = 410 + 430)	400		33,070,922,215,673	27,330,279,079,704
Owner's equity	410	V.11	33,070,922,215,673	27,330,279,079,704
Share capital	411		21,239,071,660,000	15,170,790,000,000
Ordinary shares with voting right	411a		21,239,071,660,000	15,170,790,000,000
Capital surplus	412		3,211,560,416,270	3,202,198,967,068
Treasury shares	415		-	(1,693,270,000)
Investment and development fund	418		902,000,000,000	502,000,000,000
Retained profits	421		7,718,290,139,403	8,456,983,382,636
- Retained profit brought forward	421a		6,384,669,208,760	8,456,983,382,636
- Retained profit for the current period	421b		1,333,620,930,643	-
TOTAL RESOURCES (440 = 300 + 400)	440		33,687,120,327,347	27,859,487,895,673

Hung Yen, 29th October 2018

General Accountant

Nguyen Thi Thu Trang

Chief Accountant

Pham Thi Kim Oanh



General Director

Tran Tuan Duong

SEPARATE INCOME STATEMENT

Three-month period ended 30 September 2018

	Code	Note	Three-month period ended 30 Sep 2018 VND	Three-month period ended 30 Sep 2017 VND	Nine-month period ended 30 Sep 2018 VND	Nine-month period ended 30 Sep 2017 VND
Revenue from sales of goods and provision of services	01	VI.1	18,745,722,174	24,711,346,169	85,990,557,526	38,194,606,169
Net revenue (10 = 01 - 02)	10		18,745,722,174	24,711,346,169	85,990,557,526	38,194,606,169
Cost of sales	11	VI.2	12,430,656,747	21,133,520,552	64,627,887,062	27,869,214,410
Gross profit (20 = 10 - 11)	20		6,315,065,427	3,577,825,617	21,362,670,464	10,325,391,759
Financial incomes	21	VI.3	1,341,078,923,045	1,804,166,522,415	5,938,522,948,876	9,222,838,624,659
<i>In which: Profits transferred from subsidiaries</i>			<i>1,329,933,030,230</i>	<i>1,797,511,575,630</i>	<i>5,904,901,907,388</i>	<i>9,206,693,869,120</i>
Financial expenses	22	VI.4	3,499,500	524,690,179,836	3,499,500	673,723,442,348
General and administration expenses	26	VI.7	13,470,716,950	10,479,078,361	45,136,335,803	35,952,541,134
Net operating profit {30 = 20 + (21 - 22) + 24 - (25 + 26)}	30		1,333,919,772,022	1,272,575,089,835	5,914,745,784,037	8,523,488,032,936
Other incomes	31	VI.5	1,503,252,480	1,804,832,271	4,115,137,060	4,681,859,105
Other expenses	32	VI.6	880,118,756	112,439,154	2,434,479,425	337,318,507
Other profit (40 = 31 - 32)	40		623,133,724	1,692,393,117	1,680,657,635	4,344,540,598
Accounting profit before tax (50 = 30 + 40)	50		1,334,542,905,746	1,274,267,482,952	5,916,426,441,672	8,527,832,573,534
Current income tax expense	51		921,975,103	-	6,508,024,905	-
Net profit after tax (60 = 50 - 51 - 52)	60		1,333,620,930,643	1,274,267,482,952	5,909,918,416,767	8,527,832,573,534

Hung Yen, 29th October 2018

General Accountant



Nguyen Thi Thu Trang

Chief Accountant



Pham Thi Kim Oanh



SEPARATE STATEMENT OF CASH FLOWS

(Indirect method)

Nine-month period ended 30 September 2018

	Code	Note	Nine-month period ended 30 Sep 2018 VND	Nine-month period ended 30 Sep 2017 VND
CASH FLOWS FROM OPERATING ACTIVITIES				
Profit before tax	01		5,916,426,441,672	8,527,832,573,534
Adjustments for:				
Depreciations and amortisations	02		20,801,936,793	16,882,141,047
Allowances and provisions	03		-	(93,386,346,727)
(Gains)/loss from investments	05		(5,938,522,948,876)	(8,983,388,624,659)
Operating profit before change in working capital	08		(1,294,570,411)	(532,060,256,805)
Change in receivables	09		(33,241,975,983)	14,575,066,574
Change in inventories	10		(172,867,743)	(239,159,044)
Change in payables and other liabilities (Excluding interest payable, corporate income tax)	11		(14,896,290,246)	(3,816,791,435)
Change in prepaid expenses	12		(5,674,715,481)	(21,720,960,677)
Interest paid	14		-	(20,922,222)
Income tax paid	15		-	(5,000,000,000)
Other payments for operating activities	17		(88,271,455,222)	(64,466,096,926)
Net cash flows from operating activities	20		(143,551,875,086)	(612,749,120,535)
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for additions to fixed assets and other long-term assets	21		(22,343,525,250)	(6,123,553,667)
Payments for purchase of debt instruments of other entities	23		(1,472,900,000,000)	(1,212,300,000,000)
Receipts from collecting loans, sales of debt instruments of other entities	24		1,226,200,000,000	1,274,900,000,000
Payments for investments in other entities	25		(6,165,870,000,000)	(16,530,092,453,467)
Collection on investments in other entities	26		-	1,431,781,680,000
Receipts of interests on term deposits and loans	27		6,343,964,799,100	10,363,398,577,654
Net cash flows from investing activities	30		(90,948,726,150)	(4,678,435,749,480)

SEPARATE STATEMENT OF CASH FLOWS

(Indirect method)

Nine-month period ended 30 September 2018

	Code	Note	Nine-month period ended 30 Sep 2018 VND	Nine-month period ended 30 Sep 2017 VND
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceed from equity issuance	31		11,424,719,202	5,056,285,360,000
Payments of dividends	36		(7,168,500)	(53,148,500)
Net cash flows from financing activities	40		11,417,550,702	5,056,232,211,500
Net cash flows during the period (50 = 20 + 30 + 40)	50		(223,083,050,534)	(234,952,658,515)
Cash and cash equivalents at the beginning of the year	60		515,263,544,879	664,810,224,233
Effect of exchange rate fluctuations	61		-	-
Cash and cash equivalents at the end of the year (70 = 50 + 60 + 61)	70	V.1	292,180,494,345	429,857,565,718

Hung Yen, 29th October 2018

General Accountant



Nguyen Thi Thu Trang

Chief Accountant



Pham Thi Kim Oanh

General Director



Tran Tuan Duong

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

I. Reporting entity's features

1. Form of ownership

Hoa Phat Group Joint Stock Company (“the Company”) is incorporated as a joint stock company in Vietnam.

2. Principal activities

- Office leasing;
- Financial investments;

3. Normal operating cycle

The normal operating cycle of the Company is generally within 12 months.

4. Group structure

Subsidiaries Tier 1	Rate of direct interest	Rate of voting rights
1 An Thong Mineral Investment JSC Address: No 415, Tran Phu street, Tran Phu ward, Ha Giang town, Ha Giang province	99.96%	99.96%
2 Hoa Phat Hai Duong Steel JSC Address: Hiep Son commune, Kinh Mon district, Hai Duong province	99.998%	99.998%
3 Hoa Phat Dung Quat Steel JSC Address: Dung Quat economical zone, Binh Dong commune, Binh Son district, Quang Ngai province	99.00%	99.00%
4 Hoa Phat Hung Yen Steel Co.,Ltd. Address: Pho Noi A industrial zone, Giai Pham commune, Yen My district, Hung Yen province	100.00%	100.00%
5 Hoa Phat Steel Pipe Co.,Ltd. Address: No 39 Nguyen Dinh Chieu, Le Dai Hanh ward, Hai Ba Trung district, Hanoi city, Vietnam	99.97%	99.97%
6 Hoa Phat Steel Sheet Co.,Ltd. Address: E1 street, zone E, Pho Noi A industrial zone, Lac Dao commune, Van Lam district, Hung Yen province, Vietnam	100.00%	100.00%
7 Hoa Phat Equipment and Accessories Co., Ltd. Address: No 39 Nguyen Dinh Chieu, Le Dai Hanh ward, Hai Ba Trung district, Hanoi city, Vietnam	99.86%	99.86%
8 Hoa Phat Furniture JSC Address: B4 street, zone B, Pho Noi A industrial zone, Lac Hong commune, Van Lam district, Hung Yen province, Vietnam	99.60%	99.60%
9 Hoa Phat Refrigeration Engineering Co.,Ltd. Address: Giai Pham commune, Yen My district, Hung Yen province	99.67%	99.67%
10 Hoa Phat Urban Development and Construction JSC Address: No 39 Nguyen Dinh Chieu, Le Dai Hanh ward, Hai Ba Trung district, Hanoi city, Vietnam 66 Nguyễn Đình Chiểu, Quận Hai Bà Trưng, Hà Nội, Việt Nam T: +84 24 6284 8666 / 3628 2011 F: +84 24 6283 3456 E: hpg@hoaphat.com.vn / prm@hoaphat.com.vn W: www.hoaphat.com.vn	99.82%	99.82%

NOTES TO THE SEPARATE FINANCIAL STATEMENT - CONTINUED

	Rate of direct interest	Rate of voting rights
<ul style="list-style-type: none"> • Subsidiaries Tier 1 		
11 Hoa Phat Agriculture Development JSC Address: Pho Noi A industrial zone, Giai Pham commune, Yen My district, Hung Yen province	99.99%	99.99%

- **Subordinator:**

Branch of Hoa Phat Group Joint Stock Company in Hanoi

Address: No 39 Nguyen Dinh Chieu, Le Dai Hanh ward, Hai Ba Trung district, Hanoi city, Vietnam

Branch of Hoa Phat Group Joint Stock Company in Danang

Address: 171 Truong Chinh street, Thanh Khe district, Danang city

Branch of Hoa Phat Group Joint Stock Company in Ho Chi Minh city

Address: 643 Dien Bien Phu street, Ward 25, Binh Thanh district, Ho Chi Minh City

II. Accounting period and currency.

1. Annual accounting period of the Company is from 1 January to 31 December.
2. Accounting currency of the Company is Vietnam Dong (“VND”).

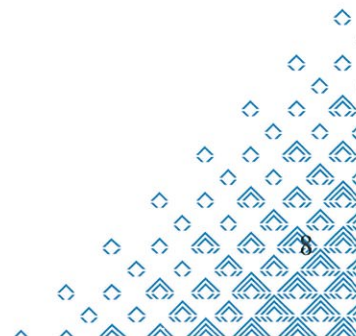
III. Underlying reporting standards and policies.

1. Accounting policies

The Company applies Circular 200/2014/TT-BTC dated 22 December 2014 by MOF on guidelines for accounting system for enterprise.

2. Declaration of compliance with Accounting Standards and System.

The separate financial statements are prepared in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System for Enterprises and relevant statutory requirement applicable to preparation and presentation of financial statement.



NOTES TO THE SEPARATE FINANCIAL STATEMENT - CONTINUED

IV. Applicable accounting policies.

1. Applicable foreign exchange rate

Monetary assets and liabilities denominated in currencies other than VND are respectively translated into VND at average bid and offer rate at reporting dated quoted by the commercial bank where the Company most frequently conduct its transactions. Transactions in currencies other than VND during the year have been translated into VND at actual rates of exchange ruling at the transaction dates.

2. Principles of recognition of cash and cash equivalents

Cash comprises cash balances and call deposits. Cash equivalents are short-term highly liquid investments that are readily convertible to known amounts of cash, are subject to an insignificant risk of changes in value, and are held for the purpose of meeting short-term cash commitments rather than for investment or other purposes.

3. Investments

(a) Investment held to maturity

Investments held-to-maturity are those that the Company's Board of Directors has intention and are able to hold to maturity. Investments held to maturity include term bank deposits. These investments are carried at cost less any allowance for doubtful debts.

(b) Investment in subsidiaries and associates

For the purposes of this interim separate financial statement, investments in subsidiaries and associates are initially recorded at cost, including acquisition cost and any directly attributable acquisition costs. Subsequent to initial recognition, these investments are stated at cost less any allowance for impairment. An allowance is made when the investee suffered a loss, except where such the loss is anticipated by the Company's management before making the investment. The allowance is reversed if the investee subsequently made a profit that offsets the previous loss for which the allowance had been made. An allowance is reversed only to the extent that the investment's carrying amount does not exceed the carrying amount would have been determined if no allowance had been recognized.

(c) Investments in equity instruments of other entities

Investment in equity instruments of other entities are initially recognised at cost which include purchase price plus any directly attributable transaction costs. Subsequent to initial recognition, these investments are stated at cost less allowance for diminution in value. An allowance is made for diminution in investment values if the investee has suffered a loss, except where such a loss was anticipated by the Company's management before making the investment. The allowance is reversed if the investee subsequently made a profit that offsets the previous loss for which the allowance had been made. An allowance is reversed only to the extent that the investment's carrying amount does not exceed the carrying amount would have been determined if no allowance had been recognized.

4. Principles of recognition of receivables

Trade and other receivables are stated at cost less allowance for doubtful debts.



NOTES TO THE SEPARATE FINANCIAL STATEMENT - CONTINUED

Allowance for doubtful debts is established for amount of outstanding receivables at the balance sheet date which are overdue more than 6 months or are doubtful of recovery. Increases and decreases to the allowance for doubtful debts balance are recorded as general and administration expense account in the separate statement of income.

5. Principles of recognition of inventories

Recognition principle: Inventories are recognised at the lower price between cost and net realisable value.

Measurement method: Weighted average method

Recording method: Perpetual inventory system

Method of allowance: Allowance for inventories is established for the estimated losses arising due to the impairment of value (through diminution, damage or obsolescence) of inventories owned by the Company, based on appropriate evidences of impairment available at the balance sheet date. Increases and decreases to the allowances for inventories balance are recorded as cost of goods sold account in the separate statement of income.

6. Principles of recognition of fixed assets

Recognition: Fixed assets are stated at cost less accumulated depreciation. The separate balance sheet state 3 items: Cost, accumulated depreciation, carrying value.

Depreciation method: Straight-line basis method.

7. Principles of recognition of investment properties

Recognition: Investment property held to earn rental is stated at cost less accumulated depreciation. The initial cost of an investment property held to earn rental comprises its purchase price, cost of land use rights and any directly attributable expenditures of bringing the property to the condition necessary for it to be capable of operating in the manner intended by management.

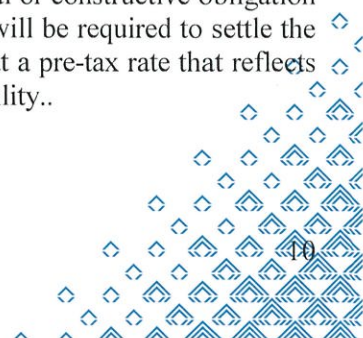
Depreciation method: Straight-line basis method.

8. Principles of recognition of prepaid expenses

Prepaid expense: Prepaid expenses comprise short-term and long-term prepaid expenses stated in balance sheet. Prepaid expenses are allocated by time of prepayment corresponding to economical benefit generated from these expenses.

9. Principles of recognition of provisions

A provision is recognised if, as a result of a past event, the Company has a present legal or constructive obligation that can be estimated reliably and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability..



NOTES TO THE SEPARATE FINANCIAL STATEMENT - CONTINUED

10. Principles of recognition of equity

Ordinary shares: Ordinary shares are recognised at issuing price, net of incremental costs directly attributable to the issue of shares. Incremental costs directly attributable to the issue of shares, net of tax effects, are recognised as a deduction from capital surplus.

11. Principles of recognition of revenue and other incomes

Rental income: Rental income from leased property is recognised in the separate statement of income on a straight-line basis over the term of the lease.

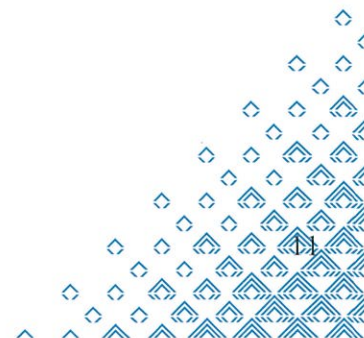
Interest income: Interest income is recognised on a time basis with reference to the principal outstanding and the applicable interest rate.

Dividend: Recognised when the right to receive payment is established.

V. NOTES TO SEPARATE BALANCE SHEET

1. Cash and cash equivalents

	30 Sep 2018 VND	01 Jan 2018 VND
Cash on hand	1,091,056,120	38,951,502
Cash in banks	10,689,438,225	12,614,593,377
Cash equivalents	280,400,000,000	502,610,000,000
Total	292,180,494,345	515,263,544,879



NOTES TO THE SEPARATE FINANCIAL STATEMENTS - CONTINUED

2. Investment in subsidiaries

Subsidiaries	30 Sep 2018		01 Jan 2018	
	Cost VND	Fair value VND	Cost VND	Fair value VND
An Thong Mineral Investment JSC	845,030,800,000	845,030,800,000	845,030,800,000	845,030,800,000
Hoa Phat Hai Duong Steel JSC	3,595,924,000,000	3,595,924,000,000	3,595,924,000,000	3,595,924,000,000
Hoa Phat Dung Quat Steel JSC	19,800,000,000,000	19,800,000,000,000	14,800,000,000,000	14,800,000,000,000
Hoa Phat Hung Yen Steel Co., Ltd.	600,000,000,000	600,000,000,000	600,000,000,000	600,000,000,000
Hoa Phat Steel Pipe Co., Ltd.	1,499,500,000,000	1,499,500,000,000	999,500,000,000	999,500,000,000
Hoa Phat Steel Sheet Co., Ltd.	1,000,000,000,000	1,000,000,000,000	1,000,000,000,000	1,000,000,000,000
Hoa Phat Equipment and Accessories Co., Ltd.	349,500,000,000	349,500,000,000	179,500,000,000	179,500,000,000
Hoa Phat Furniture JSC	398,400,000,000	398,400,000,000	398,400,000,000	398,400,000,000
Hoa Phat Refrigeration Engineering Co., Ltd.	149,500,000,000	149,500,000,000	149,500,000,000	149,500,000,000
Hoa Phat Urban Development and Construction JSC	1,093,870,000,000	1,093,870,000,000	598,000,000,000	598,000,000,000
Hoa Phat Agriculture Development JSC	2,879,850,000,000	2,879,850,000,000	2,879,850,000,000	2,879,850,000,000
	32,211,574,800,000	32,211,574,800,000	26,045,704,800,000	26,045,704,800,000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS - CONTINUED

3. Other receivables

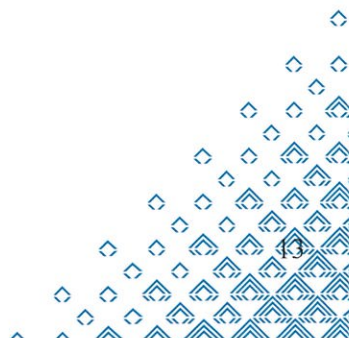
	30 Sep 2018		01 Jan 2018	
	Value VND	Allowance VND	Value VND	Allowance VND
Other receivables – short-term				
Interest receivables	796.677.810	-	1.447.939.179	-
Receivable due from employees	664.066.161	-	225.251.784	-
Devidend receivable	3.085.523.611	-	417.232.532.135	-
Others	785.094.886	-	643.877.230	-
Total	5.331.362.468	-	419.549.600.328	-

Other receivables – long-term

Collaterals	4,099,000,000	-	4,099,000,000	-
Total	4,099,000,000	-	4,099,000,000	-

4. Inventories

	30 Sep 2018		01 Jan 2018	
	Cost VND	Allowance VND	Cost VND	Allowance VND
Tools and supplies	440.628.950	-	267.761.207	-
Merchandise inventories	404.106.757	-	404.106.757	-
Total	844.735.707	-	671.867.964	-



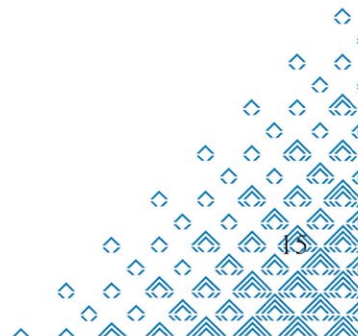
NOTES TO THE SEPARATE FINANCIAL STATEMENTS - CONTINUED

5. Tangible fixed assets	Buildings	Machinery and equipment	Motor vehicles	Office equipment	Total
Cost					
As at 1 January 2018	-	4,461,631,355	41,803,790,030	22,943,068,756	69,208,490,141
Purchase	-	-	2,816,280,000	1,144,622,874	3,960,902,874
Transferred from construction in progress	24,611,865,454	1,970,850,390	-	2,875,353,797	29,458,069,641
As at 30 Sep 2018	24,611,865,454	6,432,481,745	44,620,070,030	26,963,045,427	102,627,462,656
Accumulated depreciation					
As at 1 January 2018	-	2,718,571,941	24,349,956,482	16,026,356,623	43,094,885,046
Depreciation	1,440,120,466	676,882,481	3,908,209,700	2,015,900,343	8,041,112,990
As at 30 Sep 2018	1,440,120,466	3,395,454,422	28,258,166,182	18,042,256,966	51,135,998,036
Net book value					
As at 1 January 2018	-	1,743,059,414	17,453,833,548	6,916,712,133	26,113,605,095
As at 30 Sep 2018	23,171,744,988	3,037,027,323	16,361,903,848	8,920,788,461	51,491,464,620

NOTES TO THE SEPARATE FINANCIAL STATEMENTS - CONTINUED

6. Intangible fixed assets

	Land use rights VND	Software VND	Total VND
Cost			
As at 1 January 2018	28,755,408,500	3,213,898,140	31,969,306,640
Purchase		12,539,565,200	12,539,565,200
As at 30 Sep 2018	28,755,408,500	15,753,463,340	44,508,871,840
Accumulated amortisation			
As at 1 January 2018	-	2,599,539,731	2,599,539,731
Amortisation	-	1,892,230,654	1,892,230,654
As at 30 Sep 2018	-	4,491,770,385	4,491,770,385
Net book value			
As at 1 January 2018	28,755,408,500	614,358,409	29,369,766,909
As at 30 Sep 2018	28,755,408,500	11,261,692,955	40,017,101,455



NOTES TO THE SEPARATE FINANCIAL STATEMENTS - CONTINUED

7. Investment property

	Buildings
	VND
Cost	
As at 1 January 2018	295,423,374,882
As at 30 Sep 2018	295,423,374,882
Accumulated depreciation	
As at 1 January 2018	79,754,857,539
Depreciation	10,868,593,149
As at 30 Sep 2018	90,623,450,688
Net book value	
As at 1 January 2018	215,668,517,343
As at 30 Sep 2018	204,799,924,194

8. Long-term prepaid expense

	Prepaid land costs	Tools and supplies	Others	Total
	VND	VND	VND	VND
Balance as at 1 January 2018	-	4,462,366,036	2,018,757,125	6,481,123,161
Additions	67,668,000	301,667,264	6,831,954,546	7,201,289,810
Transferred from construction in progress	2,261,427,490	256,483,128	-	2,517,910,618
Allocation for the year	(514,671,370)	(1,145,590,743)	(1,872,524,638)	(3,532,786,751)
Balance as at 30 Sep 2018	1,814,424,120	3,874,925,685	6,978,187,033	12,667,536,838

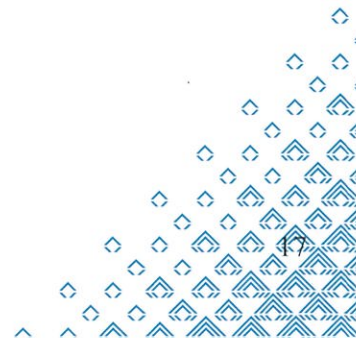
NOTES TO THE SEPARATE FINANCIAL STATEMENTS - CONTINUED

9. Taxes and others payable to State Treasury

	01 Jan 2018	Tax incurred	Tax paid	30 Sep 2018
	VND	VND	VND	VND
Value added tax	-	9,264,744,097	(9,007,070,728)	246,304,195
Corporate income tax	-	6,508,024,905	(6,508,024,905)	-
Personal income tax	492,083,490	1,006,666,940	(1,315,355,597)	183,394,833
Land rental	-	272,413,052	(272,413,052)	-
Other taxes	102,940,000	6,000,000	(108,940,000)	-
Total	595,023,490	17,057,848,994	(17,211,804,282)	429,699,028

10. Other payables

	30 Sep 2018	01 Jan 2018
	VND	VND
Other short-term payables		
Devidend payables	1,316,972,000	1,324,140,500
Others	8,597,826,769	758,605,528
Total	9,914,798,769	2,082,746,028



NOTES TO THE SEPARATE FINANCIAL STATEMENTS - CONTINUED

11. Equity

a. Changes in equity

	Share capital		Capital surplus		Retained Profit		Investment and development fund		Treasury shares		Total	
	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND
As at 1 January 2017	8,428,749,560,000	674,149,437,068	4,368,745,233,712	502,000,000,000	(1,093,000,000)	13,972,551,230,780						
Net profit for the year			8,681,594,192,303			8,681,594,192,303						8,681,594,192,303
Issuance of additional equity to existing shareholders	2,528,235,830,000	2,528,049,530,000										5,056,285,360,000
Payment of dividends in the form of shares	4,213,804,610,000		(4,213,804,610,000)									
Appropriation to bonus fund for Board of Directors and remuneration fund for Board of Managements			(398,481,582,484)									(398,481,582,484)
Withdrawal of bonus shares to employees as treasury shares			600,270,000						(600,270,000)			
Remuneration for Members of Supervisory Board			(28,000,000)									(28,000,000)
Others			18,357,879,105									18,357,879,105
As at 31 December 2017	15,170,790,000,000	3,202,198,967,068	8,456,983,382,636	502,000,000,000	(1,693,270,000)	27,330,279,079,704						
As at 1 January 2018	15,170,790,000,000	3,202,198,967,068	8,456,983,382,636	502,000,000,000	(1,693,270,000)	27,330,279,079,704						
Net profit for the period			5,909,918,416,767									5,909,918,416,767
Withdrawal of bonus shares to employees as treasury shares			370,000,000						(370,000,000)			
Payment of dividends in the form of shares	6,068,281,660,000		(6,068,281,660,000)									
Re-issuance of treasury shares		9,361,449,202							2,063,270,000			11,424,719,202
Appropriation to investment and development fund			(400,000,000,000)	400,000,000,000								
Appropriation to bonus fund for Board of Directors and remuneration fund for Board of Managements			(180,700,000,000)									(180,700,000,000)
As at 30 Sep 2018	21,239,071,660,000	3,211,560,416,270	7,718,290,139,403	902,000,000,000	-	33,070,922,215,673						



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NOTES TO THE SEPARATE FINANCIAL STATEMENTS - CONTINUED

b. Shares

	30 Sep 2018 Number of share	01 Jan 2018 Number of share
Authorised share capital	2,123,907,166	1,517,079,000
Issued share capital		
Ordinary shares	2,123,907,166	1,517,079,000
Treasury shares		(169,327)
Shares in circulation		
Ordinary shares	2,123,907,166	1,516,909,673
* <i>Par value</i>	10,000	10,000



NOTES TO THE SEPARATE FINANCIAL STATEMENTS - CONTINUED

VI. NOTES TO SEPARATE STATEMENT OF INCOME

1. Revenue

	Three-month period ended 30 Sep 2018 VND	Three-month period ended 30 Sep 2017 VND
Revenue from provision of services	18,745,722,174	24,711,346,169
Total	18,745,722,174	24,711,346,169

2. Cost of sales

	Three-month period ended 30 Sep 2018 VND	Three-month period ended 30 Sep 2017 VND
Cost of services provided	12,430,656,747	21,133,520,552
Total	12,430,656,747	21,133,520,552

3. Financial income

	Three-month period ended 30 Sep 2018 VND	Three-month period ended 30 Sep 2017 VND
Interest from deposits and loans	11,145,892,815	6,654,946,785
Dividend received from subsidiaries	1,329,933,030,230	1,797,511,575,630
Total	1,341,078,923,045	1,804,166,522,415



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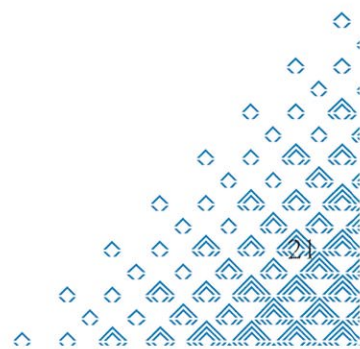
NOTES TO THE SEPARATE FINANCIAL STATEMENTS - CONTINUED

4. Other income

	Three-month period ended 30 Sep 2018 VND	Three-month period ended 30 Sep 2017 VND
Income from rendering services	1,503,252,480	1,804,832,271
Total	1,503,252,480	1,804,832,271

5. Other expense

	Three-month period ended 30 Sep 2018 VND	Three-month period ended 30 Sep 2017 VND
Costs of services rendered	880,118,756	112,439,154
Total	880,118,756	112,439,154



NOTES TO THE SEPARATE FINANCIAL STATEMENTS - CONTINUED

6. General and administration expenses

	Three-month period ended 30 Sep 2018 VND	Three-month period ended 30 Sep 2017 VND
Staff costs	4,279,158,923	3,535,799,044
Amortisation and depreciation expenses	3,552,677,076	2,030,263,842
Outside services and other general and administration expenses	5,638,880,951	4,913,015,475
Total	13,470,716,950	10,479,078,361

Hung Yen, *egth* October 2018

General Accountant



Nguyen Thi Thu Trang

Chief Accountant



Pham Thi Kim Oanh

General Director



Tran Tuan Duong

